

The Salisbury Planning Board held its regular meeting on Tuesday, July 22, 2003, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Rodney Queen, Jerry Wilkes, Sean Reid, Brian Miller, Mitzi Clement,
Lou Manning, Fred Dula, Ken Mowery, Len Clark, Jeff Smith

ABSENT: Eldridge Williams, Sandy Reitz

STAFF: Dan Mikkelson, Harold Poole, Patrick Ritchie, Patrick Kennerly, Hubert Furr,
Lynn Raker, Joe Morris, Tammy File

The meeting was called to order by Chairman Dula. The minutes of June 10, 2003 and the minutes of July 8, 2003 were approved as published.

COMMITTEE REPORTS:

The Legislative Committee's proposed zoning text amendment shows the manner in which Council could issue this Special Use Permit which could allow the permit be for a set time (or indefinitely), indicates its applicability in only the B-6 and B-7 zoning districts, and only for buildings having more than 80,000 square feet (Wal-Mart, K-Mart, and Lowes; all meet this criterion), place a restriction on types of items that could be placed in this "outdoor display area" (allowing Council to add to this list, if it is so desired), and to have this area identified on the Group Development Site Plan, so that it would be clear where this "outdoor display area" would be permitted.

It was also suggested that staff, Planning Board, and City Council work on allowing certain areas to become eligible (through rezoning, etc.) between now and the end of the year, so that the effective date would become January 1, 2004.

Planning Board also suggested that staff incur expenses involved in any necessary rezonings and modifying site development plans.

Ken Mowery- He understands the provision of trailers, fertilizer, those types things but I question why prohibit tents ? Ken said if the stores want a place to keep their goods dry, he doesn't have a problem with it. [NOTE: When this matter was brought up in committee, at which Wal-Mart Manager Ken Jefferies had been invited and attended, Mr. Jefferies said he had no problem with the proposal to prohibit tents. There have been some complaints about the appearance of the tents, and some Wal-Marts are known to leave them up almost year-around, whether they are being used or not.]

Lou Manning- He has noticed that the tents are a liability for them, because he has tripped over the ropes holding the tent up. The poles are pretty big and bust up the asphalt where they put the holes to put them in so that might have something to do with why Wal-Mart didn't want tents.

Brian Miller- The fireworks type displays around the 4th and He thinks that those weren't run by Wal-Mart that the space is rented by the vendor and that Wal-Mart gets some percentage of what the vendor sales.

Rodney Queen-Made the motion to set up a Courtesy Hearing for the zoning text amendments. Brian Miller seconded the motion, later Rodney withdrew his request and said to let City Council decide how they want to do it.

Jeff Smith- We've already given Wal-Mart and others an opportunity. Lowe's has tractor- trailers in the parking area (which would be prohibited under the new rules). Doesn't think that "outdoor display areas" are a good idea. We should just prohibit them.

Len Clark- Is this " outdoor display" area going to take up Handicapped parking spaces?

Brian Miller- Made the motion to send this to City City, Rodney Queen seconded the motion .

Planning Board voted 9-1 in favor of the Committee's recommendation. Jeff Smith voted "NAY" feeling that we shouldn't allow these "outdoor display areas."

The Legislative Committee's recommendation on Zoning Text Amendment Pertaining to Reduction in Front Yard Setback .

Currently, the front yard setback requirement in the SFC district is 30 feet, just as it is in the R-6 and R-6A districts. It is 40 feet in the R-8 district and other single family districts (i.e., R-15, R-20, R40, and A-1). There was discussion by committee members for reducing it to 25 or 20 feet, or leaving it at 30 feet. There was some sentiment for requiring that the setback be not more than 10 feet greater than the houses on either side. There was also some sentiment to require there be some kind of minimum established, either for the area this SFC could be applied or for a street distance, like 300 or 400 feet. Finally, the committee rejected these more complicated aspects, and decided to just allow the reduction to 25 feet, though there was some disagreement to that, with Legislative Chair Sean Reid feeling the existing 30 feet was sufficient, which was a feeling that Brian Miller (at least at one meeting) also expressed. Jeff Smith favored 20 feet, with Jerry Wilkes suggesting a compromise of 25 feet.

Jeff Smith made the motion that the front yard setback in SFC be changed from 30 to 20 feet, Brian Miller seconded the motion. Planning Board concurred on a 9-1 vote, with Jerry Wilkes voting "NAY" reminding Board members of the committee's compromise recommendation of 25 feet.

Subdivision Text Amendments with Probable August 19 City Council Public Hearings

A. Lot Depth

The proposal would allow a minimum lot depth of 100 feet for residential lots that are zoned SFC, R-6, and R-6A (except that it would remain 150 feet for lots not having public water and/or sewer).

Planning Board voted unanimously (10-0) to accept the Legislative Committee's recommendation.

B. Lot Area

The proposal would allow the minimum size lot to be set by the single family use minimum in the Zoning Ordinance, so that instead of 7,500 sq. ft., the new requirements would be 7,000 sq. ft. in the SFC district and 6,000 sq. ft. in the R-6 and R-6A districts.

Planning Board voted unanimously (10-0) to accept the Legislative Committee's recommendation.

C. Lot Width

The proposal would allow the lot width for residential lots in the R-6, R-6A, and SFC districts (where public water and sewer are provided) to be the same as shown for single family development for the respective districts, which is 50 feet in the SFC district and 60 feet in the R-6 and R-6A districts.

Planning Board voted unanimously (10-0) to accept the Legislative Committee's recommendation.

The Gateway Committee set up another meeting for Friday, July 25, at 10:00 a.m., in the 1st floor conference room. There are some questions that still need to be answered prior to going into the Courtesy Hearing. Glenn Ketner, Jr. presented some questions at the public meeting last week that need further study.

Jeff Smith made the motion to move forward with a Courtesy Hearing on August 12, 2003, for the text and map amendment for the Gateway Committee for East Innes Street. Lou Manning seconded the motion with all members voting AYE.

The committee also seemed unsure whether the proposed Gateway Overlay District would be a replacement for the VCOD (Visual Corridor Overlay District) or be in addition to it. Previous discussion had always been that it would be a replacement.

The Transportation Committee met July 21, at 4:00 p.m. in the 1st floor conference room at City Hall. It made recommendations for the Transportation Improvement Program (TIP), which is considered on an annual basis, though projects are added only every two years.

Planning Board agreed with the Transportation Committee, and made the recommendations as are contained on the following pages for (1) funded TIP projects, (2) unfunded TIP projects, and (3) other city transportation efforts, which include (a) small urban projects, (b) state routes to transfer to city system, and (c) projects with other funding sources.

This year's recommendations differ from last year's recommendations as follows:

(1) Funded TIP Projects

Elevates TEA 21 Grant, streetscape improvements, E-4551, from #6 to #4

Elevates Grants Creek Greenway, Phase 2, E-3308, from #7 to #5

Elevates the Klumac Road Grade Separation project, U-3460, from #5 on the Unfunded TIP project list to #6 on the Funded TIP Project list

Drops the Yadkin River Bridge Replacement, I-2304, from #4 to #7

Drops the Ellis Street Bridge Replacement, B-2085, from #5 to #8

Drops the Passenger Rail Project from #8 to #9

Drops US-52 Relocation, R-2903, from #9 to #10

Introduces the NC-150 widening project at #11

Drops the Bicycle Route Mapping and Signing project, E-3131, from #10 to #12

Drops the Kelsey-Scott Park/Jake Alexander Blvd. Greenway Connector project, E-4403, from #11 to #13

Elevates the Kelsey-Scott Park/Catawba College Greenway project from #6 on the Unfunded TIP Project list to #14 on the Funded TIP Project list

Drops the Fisher Street Bridge Replacement project, B-2086, from #13 to #15

[It probably should be note here that some projects have been completed. A good example of this is last year's #12, the Arlington Street Extension project, U-3624.]

2. Unfunded TIP Projects

Elevates Julian Road widening project from #2 to #1

Elevates Old Concord Road widening project from #3 to #2

Drops Jake Alexander Blvd. Extension from #1 to #3

Introduces Harrison Road Extension to US-70 as #4

Drops Bringle Ferry/Henderson Grade Separation project, U-3460, from #4 to #5

Elevates Airport Parkway, U-3821, from #8 to #6

Elevates the Jake Alexander Blvd. Grade Separation (at bowling alley) from #9 to #7

Ken Mowery made the motion to endorse this report and sent it to City Council, Rodney Queen seconded the motion with all members voting AYE.

Proposal to add Section 12.39: Outdoor Dining Allowed. Unless otherwise indicated by zoning district, outdoor dining shall be allowed.

NOTE: This proposal is a result of the confusion about whether outdoor dining is allowed or not. The question came up about new proposed Steakhouse & Sports Theatre at Salisbury Mall. As written, outdoor dining would be allowed there and in every other district. If, in the future, some situation arises where outdoor dining should be prohibited in a particular district, it can be written in to reflect that.

The Board voted unanimously to add the proposal to Section 12.39, Outdoor Dining Allowed.

There being no further business to come before the Board, the meeting was adjourned.

Chairman

Secretary